

## **BOARD OF ASSESSORS**

The Board of Assessors submits the following report of its activities for the year ending December 31, 2006.

The Assessors held regular bi-monthly meetings, and met on a weekly basis during the busy tax-billing periods, and at other such times, as requested, had conferences and meetings with taxpayers, interested citizens and various Town Boards, Officials and the Board of Selectmen.

Members of the Board and office staff attended schools, classes and conferences sponsored by the Department of Revenue, International Association of Assessing Officers, Massachusetts Association of Assessing Officers and the Middlesex County Assessors Association, in an effort to maintain their proficiency in the administration of the office and the appraisal and maintenance of real and personal property for assessment purposes.

The Board of Assessors voted to issue an actual real estate tax bill for Fiscal Year 2007, with a tax rate of \$10.31 per thousand, in December 2006, to ensure proper financial management for the Town by avoiding unnecessary borrowing costs.

The assessed value tax roll for the Town of Belmont contains 7,968 real property accounts and 512 personal property accounts with an annual total assessed value of \$5,575,357,490.00 for the tax year Fiscal Year 2007.

The office staff processed approximately 535 transfers of real and personal property, of which approximately 48% of the transfers were determined "valid" sales. There were 21,167 motor vehicle excise tax bills with a total excise tax of \$2,889,270.33 committed to the Tax Collector. A total of 657 motor vehicle excise tax bills with a value of \$58,670.82 were abated, 245 applications for statutory exemptions were granted resulting in \$295,343.64 being exempted.

The Annual Town Meeting appropriated \$81,948,028.74, with other amounts to be raised \$282,977.00, and the total revenue required for the operation of Town Government \$89,858,789.67. Estimated receipts and available funds totaled \$32,376,853.95, leaving \$57,481,935.72 to be raised by taxation.

The Board successfully defended 12 overvaluation appeals before the Massachusetts Appellate Tax Board. The Board of Assessors continued the real and personal property re-inspection program as part of the computerized mass appraisal system, otherwise known as the "CAMA" system. During 2006, the Board of Assessors continued updating the existing CAMA system with regards to all property information: building permits, building plans, sketches, images, living area, as well as all other assessment information. Personal Property accounts have also been updated with regards to assessment of furniture and fixtures, equipment and machinery, and inventory. The re-inspection program provided an increase in assessed value of \$65,335.282.00 in new growth for an increase in tax levy of \$680,140.00 for Fiscal Year 2007. The continual updating of the computer system of the Assessors Office allows for improved working conditions and public access. The Board also updated the property record information on the Town's Web site to make data, pictures and sketches available on line.

The Board will continue with an equalized value program. All building, plumbing and electrical permits will continue to be monitored for possible adjustments in value. Sales ratio studies will be monitored as part of the equalization program in preparation of the Fiscal Year 2008 reappraisal.

The Board of Assessors also provided technical assistance to the Board of Selectmen on matters relating to the potential acquisition and sale of public land. The expertise of the Board and staff saves the cost of real estate appraisal services which would otherwise be required in such matters.

The Board of Assessors acquired in 2006 a computer assisted mass appraisal (CAMA) system for the appraising of personal property. This purchase, along with the annual re-appraisal of all personal property accounts, will generate additional revenue and growth to the Town, along with a more-friendly system to the user, and, therefore, to the personal property taxpayers.

The Town of Belmont's Board of Assessors Office continues being the most designated in the Commonwealth. These designations include: two Certified Assessment Evaluators (CAE) and one Administrative Assessment Specialist (AAS), awarded by the IAAO, one RA (Residential Appraiser) awarded by the MBREA and SRA (Senior Residential Appraiser), awarded by the Appraisal Institute, two Certified Massachusetts Assessors (CMA), awarded by the Massachusetts Association of Assessing Officers (MAAO), as well as numerous other professional designations from both the public and private sectors.

Angelo A. Borelli, who was a Board Member and the Chairman of the Board of Assessors for thirty-three (33) years, decided not to seek re-election for his position in 2006. C. Brendan Noonan, III, was elected to the vacant position as a Board Member of the Belmont Board of Assessors.

Mr. Noonan has 20 years of experience in the field of real estate. He owns and operates C. Brendan Noonan & Company, Inc., a full service real estate company based in Cambridge for over 70 years. He has also been a practicing attorney for over 10 years with a focus on real estate related issues.

Respectfully submitted,  
Charles R Lavery, Jr., CAE, CMA, CMS, Chairman